

2024

PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024
PROPOSED ANNUAL OPERATING BUDGET



June 7, 2023

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

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June 7, 2023

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Parkway Center Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2008 Special Assessment Refunding Bonds
202	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018-1 Special Assessment Refunding Bonds
203	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018-2 Special Assessment Bonds (Amenity Project)

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 4/30/23	Projected Revenues & Expenditures 5/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	970,110.00	917,663.00	52,447.00	970,110.00	0.00
Operations and Maintenance Assmts - Developer	0.00	0.00	0.00	0.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	970,110.00	917,663.00	52,447.00	970,110.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	10000.00	8,640.00	1,360.00	10,000.00	0.00
TOTAL MISCELLANEOUS REVENUES	10,000.00	8,640.00	1,360.00	10,000.00	0.00
TOTAL REVENUES	\$980,110.00	\$926,303.00	\$53,807.00	\$980,110.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	7,400.00	4,600.00	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	7,400.00	4,600.00	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	28,840.00	18,797.00	10,043.00	28,840.00	0.00
Recording Secretary	2,772.00	2,333.00	439.00	2,772.00	0.00
District Engineer	7,500.00	9,176.00	0.00	9,176.00	1,676.00
Disclosure Report	6,000.00	3,500.00	2,500.00	6,000.00	0.00
Trustees Fees	12,500.00	17,374.00	0.00	17,374.00	4,874.00
Accounting Services	28,667.00	16,728.00	11,939.00	28,667.00	0.00
Auditing Services	9,500.00	1,500.00	8,000.00	9,500.00	0.00
Arbitrage Rebate Calculation	1,000.00	0.00	1,000.00	1,000.00	0.00
Postage, Phone, Faxes, Copies	750.00	385.00	365.00	750.00	0.00
Public Officials Insurance	3,677.00	3,294.00	0.00	3,294.00	(383.00)
Legal Advertising	1,000.00	1,219.00	0.00	1,219.00	219.00
Bank Fees	350.00	75.00	275.00	350.00	0.00
Dues, Licenses & Fees	200.00	175.00	500.00	675.00	475.00
Miscellaneous Fees	500.00	225.00	275.00	500.00	0.00
Office Supplies	200.00	0.00	200.00	200.00	0.00
Technology Services	3,200.00	1,167.00	2,033.00	3,200.00	0.00
ADA Website Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00
Assessment Mailings	0.00	2,237.00	0.00	2,237.00	2,237.00
Misc-Non Ad Valorem Taxes	0.00	6,826.00	0.00	6,826.00	6,826.00
TOTAL FINANCIAL & ADMINISTRATIVE	108,156.00	85,011.00	39,069.00	124,080.00	15,924.00
LEGAL COUNSEL					
District Counsel	7,500.00	683.00	9,317.00	10,000.00	2,500.00
TOTAL LEGAL COUNSEL	7,500.00	683.00	9,317.00	10,000.00	2,500.00
ELECTRIC UTILITY SERVICES					
Street Lighting/Amenity/Monuments/Wells/Spa	120,000.00	81,595.00	38,405.00	120,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	120,000.00	81,595.00	38,405.00	120,000.00	0.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collections	1200.00	1229.00	0.00	1,229.00	29.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	1200.00	1229.00	0.00	1,229.00	29.00

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 4/30/23	Projected Revenues & Expenditures 5/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
OTHER PHYSICAL ENVIRONMENT					
Staff Costs	50,000.00	9,545.00	40,455.00	50,000.00	0.00
Property & Casualty Insurance	24,000.00	22,927.00	0.00	22,927.00	(1,073.00)
Entry & Walls Maintenance	2,500.00	231.00	969.00	1,200.00	(1,300.00)
Landscape Maintenance - Contract	245,000.00	129,152.00	94,848.00	224,000.00	(21,000.00)
Landscape Maintenance - Other	10,000.00	8,945.00	1,055.00	10,000.00	0.00
Pool Service/Janitorial	28,000.00	14,000.00	14,000.00	28,000.00	0.00
Gate Maintenance	1,500.00	0.00	1,500.00	1,500.00	0.00
Field Manager	27,707.00	16,162.00	11,545.00	27,707.00	0.00
Irrigation Maintenance	12,000.00	7,516.00	4,484.00	12,000.00	0.00
Plant Replacement Program	20,000.00	2,100.00	17,900.00	20,000.00	0.00
Mitigation & Monitoring	9,500.00	0.00	9,500.00	9,500.00	0.00
Waterway Management Program - Contract	21,500.00	26,955.00	0.00	26,955.00	5,455.00
Waterway Management Program - Other	77,500.00	0.00	77,500.00	77,500.00	0.00
Water-Utilities	0.00	3,577.00	1,423.00	5,000.00	5,000.00
Clubhouse Security Systems	3,000.00	11,982.00	3,018.00	15,000.00	12,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	532,207.00	253,092.00	278,197.00	531,289.00	(918.00)
ROAD & STREET FACILITIES					
Street/Decorative Light Maintenance	5,000.00	450.00	4,550.00	5,000.00	0.00
Pavement & Signage Repairs	1,500.00	2,040.00	0.00	2,040.00	540.00
Holiday Lighting	16,050.00	16,354.00	0.00	16,354.00	304.00
TOTAL ROAD & STREET FACILITIES	22,550.00	18,844.00	4,550.00	23,394.00	844.00
PARKS & RECREATION					
Pool Service Repairs	841.00	1,200.00	0.00	1,200.00	359.00
Security Patrol	14,156.00	11,424.00	576.00	12,000.00	(2,156.00)
Special Events	7,500.00	89.00	1,411.00	1,500.00	(6,000.00)
Playground/Amenity	10,000.00	12,208.00	0.00	12,208.00	2,208.00
Miscellaneous Reserve/Contingency	144,000.00	23,706.00	111,023.00	134,729.00	(9,271.00)
TOTAL PARKS & RECREATION	176,497.00	48,627.00	113,010.00	161,637.00	(14,860.00)
RESERVE AND CAPITAL PROJECTS					
Reserves	0.00	0.00	0.00	0.00	0.00
Capital Improvements	0.00	0.00	0.00	0.00	0.00
TOTAL RESERVE AND CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	\$980,110.00	\$496,481.00	\$487,148.00	\$983,629.00	\$3,519.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$429,822.00	(\$433,341.00)	(\$3,519.00)	(\$3,519.00)

Parkway Center Community Development District

	Fiscal Year 2023 Final Operating Budget	Total Actuals and Projections Through 9/30/23	Fiscal Year 2024 Proposed Operating Budget
REVENUES			
SPECIAL ASSESSMENTS			
Operations & Maintenance Assmts-Tax Roll	970,110.00	970,110.00	970,110.00
Operations and Maintenance Assmts - Developer	0.00	0.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	970,110.00	970,110.00	970,110.00
INTEREST EARNINGS			
Interest Earnings	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00
OTHER MISCELLANEOUS REVENUES			
Miscellaneous	10,000.00	10,000.00	10,000.00
TOTAL MISCELLANEOUS REVENUES	10,000.00	10,000.00	10,000.00
TOTAL REVENUES	\$980,110.00	\$980,110.00	\$980,110.00
EXPENDITURES			
LEGISLATIVE			
Supervisor Fees	12,000.00	12,000.00	12,000.00
TOTAL LEGISLATIVE	12,000.00	12,000.00	12,000.00
FINANCIAL & ADMINISTRATIVE			
District Manager	28,840.00	28,840.00	28,840.00
Recording Secretary	2,772.00	2,772.00	2,772.00
District Engineer	7,500.00	9,176.00	7,500.00
Disclosure Report	6,000.00	6,000.00	6,000.00
Trustees Fees	12,500.00	17,374.00	12,500.00
Accounting Services	28,667.00	28,667.00	28,667.00
Auditing Services	9,500.00	9,500.00	9,500.00
Arbitrage Rebate Calculation	1,000.00	1,000.00	1,000.00
Postage, Phone, Faxes, Copies	750.00	750.00	750.00
Public Officials Insurance	3,677.00	3,294.00	4,325.00
Legal Advertising	1,000.00	1,219.00	1,000.00
Bank Fees	350.00	350.00	350.00
Dues, Licenses & Fees	200.00	675.00	500.00
Miscellaneous Fees	500.00	500.00	500.00
Office Supplies	200.00	200.00	200.00
Technology Services	3,200.00	3,200.00	3,200.00
ADA Website Compliance	1,500.00	1,500.00	1,500.00
Assessment Mailings	0.00	2,237.00	0.00
Misc-Non Ad Valorem Taxes	0.00	6,826.00	7,000.00
TOTAL FINANCIAL & ADMINISTRATIVE	108,156.00	124,080.00	116,104.00
LEGAL COUNSEL			
District Counsel	7,500.00	10,000.00	7,500.00
TOTAL LEGAL COUNSEL	7,500.00	10,000.00	7,500.00

**FISCAL YEAR 2024
PROPOSED ANNUAL OPERATING BUDGET**

Parkway Center Community Development District

ELECTRIC UTILITY SERVICES			
Street Lighting/Amenity/Monuments/Wells/Spa	120,000.00	120,000.00	120,000.00
TOTAL ELECTRIC UTILITY SERVICES	120,000.00	120,000.00	120,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES			
Garbage Collections	1,200.00	1,229.00	1,700.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	1200.00	1,229.00	1700.00
OTHER PHYSICAL ENVIRONMENT			
Staff Costs	50,000.00	50,000.00	60,000.00
Property & Casualty Insurance	24,000.00	22,927.00	28,300.00
Entry & Walls Maintenance	2,500.00	1,200.00	4,000.00
Landscape Maintenance - Contract	245,000.00	224,000.00	274,413.00
Landscape Maintenance - Other	10,000.00	10,000.00	10,000.00
Pool Service/Janitorial	28,000.00	28,000.00	39,600.00
Gate Maintenance	1,500.00	1,500.00	1,500.00
Field Manager	27,707.00	27,707.00	27,707.00
Irrigation Maintenance	12,000.00	12,000.00	12,000.00
Plant Replacement Program	20,000.00	20,000.00	20,000.00
Mitigation & Monitoring	9,500.00	9,500.00	9,500.00
Waterway Management Program - Contract	21,500.00	26,955.00	22,300.00
Waterway Management Program - Other	77,500.00	77,500.00	2,500.00
Water-Utilities	0.00	5,000.00	16,800.00
Clubhouse Security Systems	3,000.00	15,000.00	14,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	532,207.00	531,289.00	542,620.00
ROAD & STREET FACILITIES			
Street/Decorative Light Maintenance	5,000.00	5,000.00	5,000.00
Pavement & Signage Repairs	1,500.00	2,040.00	1,500.00
Holiday Lighting	16,050.00	16,354.00	16,050.00
TOTAL ROAD & STREET FACILITIES	22,550.00	23,394.00	22,550.00
PARKS & RECREATION			
Pool Service Repairs	841.00	1,200.00	2,500.00
Security Patrol	14,156.00	12,000.00	15,000.00
Special Events	7,500.00	1,500.00	3,000.00
Playground/Amenity	10,000.00	12,208.00	12,000.00
Miscellaneous Reserve/Contingency	144,000.00	134,729.00	20,136.00
TOTAL PARKS & RECREATION	176,497.00	161,637.00	52,636.00
RESERVE AND CAPITAL PROJECTS			
Reserves	0.00	0.00	75,000.00
Capital Improvements	0.00	0.00	30,000.00
TOTAL RESERVE AND CAPITAL PROJECTS	0.00	0.00	105,000.00
TOTAL EXPENDITURES	\$980,110.00	\$983,629.00	\$980,110.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$3,519.00)	\$0.00

FISCAL YEAR 2024
PROPOSED ANNUAL OPERATING BUDGET

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legislative

Supervisor's Fees

The amount paid to each Supervisor for the time devoted to the District business and monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board.

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

Recording Secretary

As part of the consulting managers contract, the District retains a Recording Secretary to prepare and record the minutes of the official district records of proceeding.

District Engineer

Requirements for legal services are estimated annual expenditures on as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Disclosure Report

This is required of the District as part of the bond indentures.

Trustees Fees

This is required of the District as part of the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Financial Services

As part of the consulting managers contract, the District retains Financial Services to process invoices, tax-roll preparation and record the District's transactions in compliance with governmental accounting standards.

Travel Per Diem

This applies at the current rate of mileage reimbursement for official District business.

Postage, Phone, Fax, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Rentals & Leases

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the Districts official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated annual expenditures on an as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Water-Sewer Combination Services

Water Utility Services

This item is for service to satisfy common element water needs.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Other Physical Environment

Field Manager

As an anticipated addendum to the consulting managers contract, the District will retain the services of a Field Manager. The Field Manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs. The fee for this service is reviewed annually.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance - Contract

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

Landscape fees that do not fall within the scope of services covered under the landscape contract.

Miscellaneous Maintenance

To provide for unbudgeted repairs and maintenance.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Waterway Mgt Program - Contract

This item is for the contract that maintains the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Waterway Mgt Program - Other

This category is for the unforeseen items that are not under contract to maintain the multiple waterways in the District.

Waterway Mgt Program - Erosion Co

This category is for the erosion issues that are not under contract that may occur along the banks of the multiple waterways in the District.

Capital Improvements

This item provides for capital improvements relating to the District's physical environment.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Road & Street Facilities

Decorative Light Maintenance

This item provides for maintenance and repairs of the street lights and decorative lighting throughout the District.

Pavement and Signage Repairs

This item provides for maintenance and repairs of the signage throughout the District.

Street Sweeping

This item provides for cleaning of the District roadways.

Parks & Recreation

Security Patrol

This item is for the contractual service of the Sheriffs office or a private vendor to provide random patrols of the District assets and the community as a whole.

Capital Improvements

This item provides for capital improvements relating to the District's parks and recreational areas.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2008

REVENUES

CDD Debt Service Assessments	\$	167,179
TOTAL REVENUES	\$	167,179

EXPENDITURES

Series 2008 May Bond Principal Payment	\$	110,000
Series 2008 May Bond Interest Payment	\$	29,921
Series 2008 November Bond Interest Payment	\$	27,259
TOTAL EXPENDITURES	\$	167,179
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	1,215,000
Principal Payment Applied Toward Series 2008 Bonds	\$	110,000
Bonds Outstanding - Period Ending 11/1/2023	\$	1,105,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018-1

REVENUES

CDD Debt Service Assessments	\$	378,581
TOTAL REVENUES	\$	378,581

EXPENDITURES

Series 2018-1 May Bond Principal Payment	\$	235,000
Series 2018-1 May Bond Interest Payment	\$	73,847
Series 2018-1 November Bond Interest Payment	\$	69,734
TOTAL EXPENDITURES	\$	378,581
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	3,555,000
Principal Payment Applied Toward Series 2018-1 Bonds	\$	235,000
Bonds Outstanding - Period Ending 11/1/2023	\$	3,320,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018-2

AMENITY PROJECT

REVENUES

CDD Debt Service Assessments	\$	287,283
TOTAL REVENUES	\$	287,283

EXPENDITURES

Series 2018-2 May Bond Principal Payment	\$	90,000
Series 2018-2 May Bond Interest Payment	\$	99,429
Series 2018-2 November Bond Interest Payment	\$	97,854
TOTAL EXPENDITURES	\$	287,283
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	4,425,000
Principal Payment Applied Toward Series 2018-2 Bonds	\$	90,000
Bonds Outstanding - Period Ending 11/1/2023	\$	4,335,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

Lot Size	ERU Value	Unit Count		Fiscal Year 2023 ⁽³⁾					Fiscal Year 2024 ⁽³⁾					Inc/(Dec) in Annual CDD Fees Per Unit ⁽⁴⁾	
		O&M ⁽²⁾	Senior Bond DS	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	Amenity O&M Budget	Fiscal Year 2023 Total Assessment	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	Amenity O&M Budget	Fiscal Year 2024 Total Assessment	Debt Service	O&M
Phase 1 - Series 2008															
SF 40'	1.00	199	199	\$318.06	\$171.44	\$445.13	\$100.86	\$934.63	\$318.06	\$171.44	\$445.13	\$100.86	\$934.63	\$0.00	\$ -
SF 50'	1.25	217	217	\$397.53	\$171.44	\$556.41	\$100.86	\$1,125.38	\$397.53	\$171.44	\$556.41	\$100.86	\$1,125.38	\$0.00	\$ -
SF 65'	1.50	73	72	\$477.09	\$171.44	\$667.69	\$100.86	\$1,316.22	\$477.09	\$171.44	\$667.69	\$100.86	\$1,316.22	\$0.00	\$ -
Phase 2 - Series 2018-1															
Townhome	0.75	604	416	\$251.24	\$171.44	\$333.85	\$100.86	\$756.53	\$251.24	\$171.44	\$333.85	\$100.86	\$756.53	\$0.00	\$ -
SF 50'	1.25	607	605	\$418.73	\$171.44	\$556.41	\$100.86	\$1,146.58	\$418.73	\$171.44	\$556.41	\$100.86	\$1,146.58	\$0.00	\$ -
SF 60'	1.50	96	96	\$502.47	\$171.44	\$667.69	\$100.86	\$1,341.60	\$502.47	\$171.44	\$667.69	\$100.86	\$1,341.60	\$0.00	\$ -
		1,796	1,605												

Notations:

- ⁽¹⁾ Annual assessments are adjusted for the 6% County collection costs and statutory early payment discounts.
- ⁽²⁾ Phase 1: Additional 50' lot platted and merged with HOA tract
- ⁽³⁾ Debt Service Assessments are subject to change upon the Eagle's Nest lots plat & levy based on receipt of Certificates of Occupancy
Proposed Budget is based on 42 Eagle's Nest lots with Certificates of Occupancy received (included in the SF 50' line for assessment purposes)
O&M Amenity is based on the Amenity related changes in the expenses which are spread evenly across the properties
- ⁽⁴⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.